



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(16/06/2025-22/06/2025)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

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Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	3259/25
Application Type	Retention Permission
Applicant	Board Of Managemet Of St. Louise de Marillac National School
Location	Saint Louise De Marillac Senior Primary School, Drumfinn Road, Dublin 10, D10 KT99
Registration Date	17/06/2025

Additional Information

Proposal: RETENTION: the development will consist of retention permission which is sought for existing temporary accommodation comprised of 3 no. detached single storey prefabricated classroom buildings.

Area	Area 2 - South Central
Application Number	4364/19/X1
Application Type	Extension of Duration of Permission
Applicant	Hentive Limited
Location	Thomas Moore Road, Walkinstown, Dublin 12
Registration Date	18/06/2025

Additional Information

Proposal: Site bounded and accessed by both Walkinstown Road and Balfe Road, comprising of Balfe Road Industrial Estate (2-4 Balfe Road), Walkinstown Road Surface Car Park and lands and industrial building (5 Walkinstown Road) to the rear of houses on Walkinstown Road and Thomas Moore Road, Walkinstown, Dublin 12

The development will consist of:- 1.) The demolition of all existing buildings on site; 2.) The construction of a mixed use commercial and residential development in 6 no. blocks accommodating 2 no. commercial units, a communal meeting space and 70 no. residential units comprising 29 no. 1 bed units (apartments), 30 no. 2 bed units (apartments), 5 no. 3 bed units (townhouses) and 6 no.4 bed units (townhouses); 3.) the proposed blocks consist of the following: - Block 1: part 3-storey / part 5-storey (3-storey plus two setback levels) mixed-use block fronting onto Walkinstown Road accommodating 2 no. ground floor retail/non-retail services unit addressing Walkinstown Road, ground floor communal meeting area, and 26 no. apartments comprising of 13 no. 1 bed units and 13 no. 2 bed units with associated balconies/terraces; - Block 2: part 3-storey/part 4-storey (3-storey plus setback level) residential block fronting onto Balfe Road accommodating 25 no. apartments comprising 12 no. 1 bed units and 13 no. 2 bed units with associated balconies/terraces;- Block 3: 2-storey plus attic level residential block fronting onto the central communal amenity area accommodating 5 no. 3 bed townhouses; - Block 4: 2-storey residential block accommodating 4 no. apartments comprising 2 no. 1 bed units and 2 no. 2 bed units with associated balconies /terraces; - Block 5: 2-storey residential block accommodating 4 no. apartments comprising 2 no 1 bed units and 2 no. 2 bed units with associated balconies/terraces; - Block 6: 2-storey plus attic level residential block at the southern end of the site accommodating 6 no.4 bed townhouses; 4.) Vehicular access from Walkinstown Road and realignment/widening of existing public laneway off Walkinstown Road including removal of existing boundary wall along the laneway; 5.) internal access road and 38 no. car parking spaces; 6.) associated signage, bicycle parking, refuse stores, landscaping, boundary treatments, and all site development works and services.

Area Area 2 - South Central
Application Number WEB2398/25
Application Type Retention Permission
Applicant Stephen O Brien
Location 90 Walkinstown Drive, Dublin 12, D12 T9K2
Registration Date 16/06/2025
Additional Information
Proposal: Family apartment to rear of existing house at 90 Walkinstown drive.

Area Area 2 - South Central
Application Number WEB2401/25
Application Type Permission
Applicant HSE Estates Office
Location Bru Chaoimhin, Cork Street, The Liberties, Dublin 8
Registration Date 16/06/2025
Additional Information
Proposal: PROTECTED STRUCTURE We, HSE estates office, intend to apply for planning permission for development at this site: Bru Chaoimhin, Cork St., The Liberties, Dublin 8, a Protected Structure (RPS no. 2053). The development will consist of (1) the restoration and repair of existing timber framed sliding sash windows, (2) the replacement of existing steel, aluminium and uPVC casement windows with new timber framed sliding sash windows, and (3) and associated works to the elevations.

Area Area 2 - South Central
Application Number WEB2418/25
Application Type Permission
Applicant National College of Art and Design
Location 109, Thomas Street, USher's Quay, Dublin 8
Registration Date 18/06/2025
Additional Information
Proposal: (a) single storey extension to the rear, (b) elevational changes to Thomas Street comprising new glazing to the central gateway (c) internal alterations to ground and first floors and (d) all associated site works.

Area Area 2 - South Central
Application Number WEB2441/25
Application Type Permission
Applicant Stuart Stein
Location 29 Herberton Park, Rialto, Dublin 8, D08 VEF2
Registration Date 19/06/2025
Additional Information
Proposal: Demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

Area 2 DOMESTIC

Area Area 2 - South Central
Application Number WEB2404/25
Application Type Permission
Applicant Paula Lynch
Location 14, Oblate Drive, Inchicore, Dublin 8, D08 XEW5
Registration Date 16/06/2025
Additional Information
Proposal: PERMISSION and RETENTION for widened vehicle access and permission for new pillars to create vehicle access of 2.9m to front

Area Area 2 - South Central
Application Number WEB2429/25
Application Type Retention Permission
Applicant Leo McCarthy
Location 1A, Devoy Road, Inchicore, Dublin 8
Registration Date 19/06/2025
Additional Information
Proposal: RETENTION PERMISSION: The retention of alterations to previously approved planning application, Reg Ref No. 4766/06 for a new two storey end of terrace house. The alterations include the installation of uPVC windows & doors in lieu of hardwood, removal of the vehicular access, drainage alterations subject of conditions no. 13 (c), (d) & (e) of the previous application and the omission of a soil stress test subject to condition 11 of the previous planning application along with all associated works.

Area Area 2 - South Central
Application Number WEB2430/25
Application Type Retention Permission
Applicant Michael Coyne
Location 25, Fingal Street, Dublin 8, D08Y2Y6
Registration Date 18/06/2025
Additional Information
Proposal: RETENTION : The development will consist of the retention of the existing footprint and the construction of a single storey dormer extension to the rear (second-floor level) , providing additional floor space.

Area Area 2 - South Central
Application Number WEB2452/25
Application Type Permission
Applicant David Rice
Location 7 Brabazon Square, The Liberties, Dublin 8
Registration Date 20/06/2025
Additional Information
Proposal: Installation of a roof light on the South-East facing roof pitch and removal of front elevation pebble dashing.

Area 2 LAWs

Area	Area 2 - South Central
Application Number	3260/25
Application Type	LAW
Applicant	Dublin City Council
Location	Cherry Orchard lands bounded to the north by Cherry Orchard Hospital and to the south by Cherry Orchard Football Club and Cherry Orchard Green, Dublin 10
Registration Date	17/06/2025

Additional Information

Proposal: LAW: Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed construction of a road linking the granted residential development (comprising 172 no. dwellings) to Ballyfermot Road via the existing unnamed road east of Cherry Orchard Hospital and HSE St. Loman's nursing Home as follows:

- Provision for section of Link Road (0.279 hectares in area) linking to Ballyfermot Road continuing from the road frontage of the granted Housing Development ref 4313/22 at Cherry Orchard along with associated works, foot paths, nature based / SUDS surface water drainage and attenuation, services, cycle paths and public lighting, pedestrian crossing point and traffic calming;
- Provision for 2 no. accessible parking spaces to the south of this section of the link road;
- Provision for a gated vehicular and pedestrian access from the link road at the North east corner premises / grounds of Cherry Orchard Football Club which is situated on lands to the south of this section of the link road;
- Removal of all existing palisade fences and gateways on the subject lands and re alignment of and appropriate treatments to the boundaries to HSE lands at St. Loman's Nursing home to facilitate connection of the link road to the unnamed road frontage to St. Loman's which leads to the Ballyfermot Road.

The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

(a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.

(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 17th June 2025, during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00 am to 4.30pm. The plans and particulars are also available for inspection during public opening hours at the offices of Dublin City Council South Central Area Offices at Ballyfermot Civic Centre, Dublin 10 and online: <https://engage.dublincity.ie> on the City Council's website www.dublincity.ie.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, maybe made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 29th July 2025.

Submissions or observations may also be made online <https://engage.dublincity.ie> on the City Council's website www.dublincity.ie before 23.59hrs on 29th July 2025.

Area 2 Strategic Housing Development

Area	Area 2 - South Central
Application Number	SHD0029/20/X1
Application Type	Extension of Duration of Permission
Applicant	Kinvara Star Property 1 Limited
Location	Former Steelworks Site, 32A,32B,33, 34 & 35, James's Street and site off Basin View, Dublin 8
Registration Date	19/06/2025
Additional Information	

Proposal: EXT. OF DURATION: We, Cherry Core Ltd. and Jasmine Perfection Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at the Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View (629sqm), Dublin 8 (D08 V1W9, D08 W7R6, D08 K5N0, D08 Y656, D08 T0H7 and D08 C2N7).

The development will consist of:

- (i) Demolition of the existing 3-4 storey corrugated iron industrial buildings (currently used as a surface carpark) and 2 storey dilapidated commercial buildings on site (comprising c. 3,300sq.m);
- (ii) construction of 189 no. Build-to-Rent apartments (comprising 151 no. one-bed apartments, 34 no. two-bed apartments and 4 no. three-bed apartments) in 3 no. three to eight storey blocks. The development will be served by 232sq.m of communal residential amenities/facilities, including a communal lounge, multi-functional space, a concierge, a central pedestrian/cycle entrance and a delivery storage area fronting James Street; 1,457sq.m. of communal open space, including a 75sqm roof terrace and 3 no. landscaped courtyards; 257 no. bicycle spaces (218 no. resident spaces in a secure bicycle storage area and 39 no. visitor spaces at ground floor level); and 4 no. car parking spaces (including 1 no. limited mobility space, 1 no. drop-off/set-down space and 2 no. Go-Car spaces) accessible from Basin View;
- (iii) improvement works to existing boundary walls; and
- (iv) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; attenuation tanks; landscaping; plant areas; ESB substations; and all associated site development works.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0219/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	16/06/2025
Applicant	Orbitiz Ltd.
Location	105, 107, 109, Emmet Road, Dublin 8, D08 HK30

Additional Information

Proposal: SHEC: Planning permission is sought by Orbitiz Ltd. for a mixed-use residential & commercial development on land measuring approximately 0.053ha hectares at 105, 107, 109 Emmet Road, Dublin 8. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west. The development will consist of: i) demolition of a) 2 no. existing 2-3 storey derelict buildings at no.'s 105 & 107 Emmet Road, and b) 1 no. 2-3 storey existing residential building at 109 Emmet Road; ii) construction of a 3-5 storey mixed-use semi-detached development comprising of 16 no. residential units over 5-storeys, (9 no. 1-bedroom, and 7 no. 2-bedroom units), and 1 no. commercial unit at ground floor level, all with balconies to east or south; iii) construction of detached single storey bin store to north of site at lower ground floor level; iv) boundary treatments; v) provision of bicycle parking; vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area	Area 2 - South Central
Application Number	3259/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/06/2025
Applicant	Board Of Managemet Of St. Louise de Marillac National School
Location	Saint Louise De Marillac Senior Primary School, Drumfinn Road, Dublin 10, D10 KT99

Additional Information

Proposal: RETENTION: the development will consist of retention permission which is sought for existing temporary accommodation comprised of 3 no. detached single storey prefabricated classroom buildings.

Area	Area 2 - South Central
Application Number	WEB1895/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	16/06/2025
Applicant	PECS Ltd
Location	81 Carrow Road, Drimnagh, Dublin 12

Additional Information

Proposal: The proposed development will consist of: 1) Subdivision of existing site, 2) Demolition of existing single storey shed structure in rear garden, 3) The erection of a detached two-storey 2 bedroom flat roof dwelling (c.83 sq.m), together with 3 no. rooflights, high level windows to the rear and a bay window to the front, 4) The relocation of the existing pedestrian access (serving no. 81

Carrow Road) and the provision of a new pedestrian access off Carrow Road, 5) landscaping, SUDS drainage and 6) all associated site works.

Area	Area 2 - South Central
Application Number	WEB1938/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	18/06/2025
Applicant	Helen Murray
Location	2 Sandford Park, South Circular Road, Dublin 8
Additional Information	
Proposal:	RETENTION PERMISSION of previous modifications to the front boundary, involving the removal of metal railings and a pedestrian gate to provide for vehicular access to the driveway and associated hedging, together with all ancillary site works

Area	Area 2 - South Central
Application Number	WEB2354/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/06/2025
Applicant	Paula Lynch
Location	14 Oblate Drive, Inchicore, Dublin 8, D08 XEW5
Additional Information	
Proposal:	RETENTION /PERMISSION : Retention permission for widened vehicle access and permission for new pillars to create vehicle access of 2.9m to front.

Area	Area 2 - South Central
Application Number	WEB2377/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/06/2025
Applicant	Stuart Stein
Location	29, Herberton Park, Dublin 8
Additional Information	
Proposal:	Permission for demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

Area	Area 2 - South Central
Application Number	WEB2398/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/06/2025
Applicant	Stephen O'Brien
Location	90 Walkinstown Drive, Dublin 12, D12 T9K2
Additional Information	
Proposal:	Family apartment to rear of existing house at 90 Walkinstown drive.

Area	Area 2 - South Central
Application Number	WEB2401/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/06/2025
Applicant	HSE Estates Office
Location	Bru Chaoimhin, Cork Street, The Liberties, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE We, HSE estates office, intend to apply for planning permission for development at this site: Bru Chaoimhin, Cork St., The Liberties, Dublin 8, a Protected Structure (RPS no. 2053). The development will consist of (1) the restoration and repair of existing timber framed sliding sash windows, (2) the replacement of existing steel, aluminium and uPVC casement windows with new timber framed sliding sash windows, and (3) and associated works to the elevations.

Area 2 Appeals Notified

Area	Area 2 - South Central
Application Number	WEB1676/25
Appeal Type	Written Evidence
Applicant	Real Estate Acquisitions and Sales Limited
Location	8 & 8A, Saint Marys Road, Crumlin, Dublin 12

Additional Information

Proposal: The development comprises the following: Demolition of the existing 2 storey commercial buildings at 8 & 8A St Mary's Road and associated commercial shed units and structures (c. 465 sq.m). Construction of a 2 – 7 storey mixed use development, comprising a licensed supermarket at ground floor level (c. 416 sq.m), 34 no. 1 bed apartment units at 1st to 6th floor level and associated roof garden at 6th floor roof level (c. 247 sq.m). All apartment units are provided with private open space in the form of balconies. All apartment units are intended to provide housing for independent living for older residents (55 years plus). Pedestrian access points to the proposed development will be from St Mary's Road and Drimnagh Road. The development also proposes associated secure bicycle parking and bin storage, an ESB substation, residential switch room, commercial unit switch room, generator room, sprinkler tank room, plant room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 807 sq.m.

Area 2 Appeals Decided

Area	Area 2 - South Central
Application Number	WEB2522/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	16/06/2025
Applicant	Carl Lonergan, Christina Lonergan & Sharon Menzies T/A Minehill Partnership
Location	Rear of 115-117 The Coombe, to the rear of BIMM Music Institute, Dublin 8, D08 A970

Additional Information

Proposal: The proposed development will consist of the refurbishment, extension and change of use of the former school building to accommodate 9 no. own-door apartments. The development will include:

- A second floor roof level extension increasing the building from 2 to 3 storeys;
 - Residential accommodation comprising of 1 no. 1-bedroom and 8 no. 2-bedroom units;
 - 3 no. ground floor units with private gardens and 6 no. duplex units at first and second floors with balconies accessed via new external stairs;
 - Pedestrian and cycle access via the existing shared access laneway adjacent to BIMM Music Institute;
 - Demolition of existing non-original ground floor extensions, canopies, and stairway;
 - Reinstatement of original fenestration configuration with some alteration of opes to accommodate apartment entrance doors;
 - Communal open space, bin and bicycle storage, PV panels and all associated site development works and services.
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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

24/25

(16/06/2025-22/06/2025)

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Area	Area 2 - South Central
Application Number	0258/25
Application Type	Social Housing Exemption Certificate
Applicant	Hentive Limited
Location	Lands at 5 Walkinstown Road, Dublin 12.
Registration Date	18/06/2025

Additional Information

Proposal: SHEC: The development will consist of the construction of a terrace of 3 no. single storey townhouses consisting of 2 no. 1-bed dwellings and 1 no. 2-bed dwelling and all associated landscaping, site works and services.



Dublin City Council

SECTION 5 EXEMPTIONS

24/25

(16/06/2025-22/06/2025)

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Area	Area 2 - South Central
Application Number	0251/25
Application Type	Section 5
Applicant	Joanne Murphy
Location	190, Block D, Bellevue, Islandbridge, Dublin 8
Registration Date	17/06/2025
Additional Information	
Proposal: EXPP: Installation of two velux rooflight windows on the top floor of the apartment. Rooflight 1: 1880mm x 1178mm Rooflight 2: 780mm x 1178mm	

Area	Area 2 - South Central
Application Number	0254/25
Application Type	Section 5
Applicant	Gerry Prendergast
Location	Bowbridge Business Centre, Kilmainham, D08 K2NP
Registration Date	18/06/2025
Additional Information	
Proposal: EXPP: Conversion of previously used office building for use as temporary accommodation (shelter) for the homeless.	
